081.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,700 / 807,700
					USE VALUE:	807,700 / 807,700
					ASSESSED:	807,700 / 807,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUTIN ADAM T &
Owner 2:	QUAST KATHLEEN B
Owner 3:	
Street 1:	28 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONEGAN IDIL & GEOFFREY -
Owner 2:	-
Street 1:	28 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1701 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9046.000	367,400	4,700	435,600	807,700
Total Card	0.208	367,400	4,700	435,600	807,700
Total Parcel	0.208	367,400	4,700	435,600	807,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.84 | /Parcel: 474.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50009
GIS Ref:
GIS Ref:
Insp Date: 10/27/18

!6540!

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	367,400	4700	9,046.	435,600	807,700	807,700	Year End Roll	12/18/2019
2019	101	FV	276,700	4700	9,046.	441,800	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	276,700	4700	9,046.	329,800	611,200	611,200	Year End Roll	12/20/2017
2017	101	FV	276,700	4700	9,046.	298,700	580,100	580,100	Year End Roll	1/3/2017
2016	101	FV	276,700	4700	9,046.	286,200	567,600	567,600	Year End	1/4/2016
2015	101	FV	265,400	4700	9,046.	242,700	512,800	512,800	Year End Roll	12/11/2014
2014	101	FV	219,100	4000	9,046.	230,200	453,300	453,300	Year End Roll	12/16/2013
2013	101	FV	219,100	4000	9,046.	219,000	442,100	442,100		12/13/2012

PRINT

Date	Time
12/10/20	21:18:08

LAST REV

Date	Time
07/22/19	14:22:17

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6540

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONEGAN IDIL &	67596-207		7/11/2016		695,333	No	No		
ANGUS PETER C,	62903-193		11/8/2013	Change>Sale	580,000	No	No		
COLEMAN JOHN J-	51925-248		11/25/2008		440,000	No	No		
	10501-188		4/7/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	511	Redo Bat	17,000					
7/21/2009	611	Re-Roof	7,970					
9/12/2008	1135	Manual	7,000					replace sill plate

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	BS	Barbara S
10/2/2018	MEAS&NOTICE	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
6/19/2014	External Ins	PC	PHIL C
4/1/2009	Measured	372	PATRIOT
2/16/2000	Inspected	276	PATRIOT
1/12/2000	Measured	264	PATRIOT
8/3/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50009
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9046		Sq. Ft.	Site		0	70.	0.69	5			Topo	-10					435,567						435,600	

Total AC/HA:	0.20767	Total SF/SM:	9046	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	435,567	Spl Credit		Total:	435,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26728392
Const Adj.:	0.99712771
Adj $ / SQ:	157.955
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385088
Depreciation:	17714
Depreciated Total:	367374

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

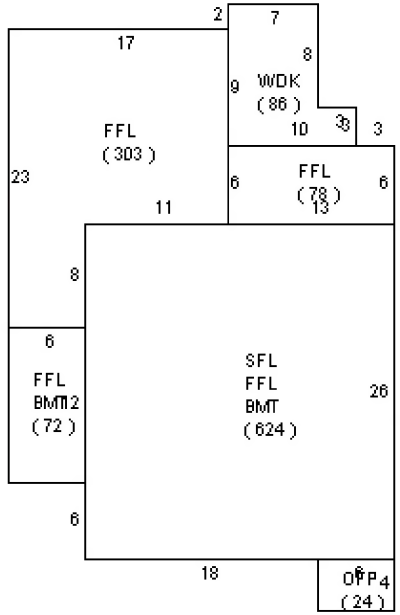
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.96
Special Features:	0	Val/Su Net:	146.55
Final Total:	367400	Val/Su SzAd	215.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,077	157.960	170,118
BMT	Basement	696	47.390	32,981
SFL	Second Floor	624	157.960	98,564
WDK	Deck	86	15.950	1,372
OFP	Open Porch	24	43.870	1,053

Net Sketched Area:	2,507			Total:	304,088
Size Ad	1701	Gross Are	2507	FinArea	1701

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	GD	1930	23.93	T	30	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700